

Natural Environment Referral Response - Biodiversity

Application Number:	DA2020/0724
Date:	17/09/2020
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 73 DP 1045610 , 91 Florence Terrace SCOTLAND ISLAND NSW 2105

Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

Officer comments

Updated Biodiversity Referral (17 September 2020)

This updated assessment is based on the following additional information:

- Bushfire Risk Assessment Report (Ronald Coffey, received 16 September 2020)

The submitted bushfire report concludes that existing site conditions comply with required defendable area provisions and that no further APZs are required to be established. The proposal is therefore unlikely to impact further on significant native vegetation and is considered to comply with the controls.

Biodiversity Referral (9 September 2020)

There is insufficient information to assess the proposal at this time. The following biodiversity-related provisions apply to the subject site:

- NSW Biodiversity Conservation Act 2016
- SEPP (Coastal Management) - Coastal Environment Area
- Northern Beaches Bushfire Prone Land Map
- Pittwater LEP Clause 7.6 (Biodiversity Protection)
- Pittwater DCP Clause B4.7 (Pittwater Spotted Gum Forest Endangered Ecological Community)

As the property is identified on the Northern Beaches Bushfire Prone Land Map, the proposal for change of use of an existing structure to a habitable space must be accompanied by a Bush Fire Assessment Report (BFAR) in accordance with Planning for Bushfire Protection 2019 and previously provided pre-lodgement advice.

Any bushfire Asset Protection Zones (APZs) proposed in the bushfire report may result in long-term impacts to native vegetation on the property (if approved). Therefore, a bushfire report is required in

order to determine the extent of vegetation impacts, and in turn, to determine the proposal's compliance with relevant biodiversity controls.

In order to achieve consistency with these controls, the bushfire report should provide recommendations for appropriate bushfire protection measures which minimise impact to native vegetation as much as possible. Vegetation on the site is mapped as the Pittwater Spotted Gum Forest Endangered Ecological Community.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Prescribed trees to be protected

All trees on site are to be retained unless exempt by way of species, size or another applicable planning instrument. Evidence demonstrating compliance is to be provided to the Certifying Authority prior to any Occupation Certificate.

Reason: To protect the Pittwater Spotted Gum Forest Endangered Ecological Community.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Dead or Injured Wildlife

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To mitigate potential impacts to native wildlife resulting from construction activity.